

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 102.3 C. 1. TO PERMIT A SIDE YARD SETBACK OF 6 FEET INSTEAD OF THE REQUIRED 10 FEET AND TO PERMIT A LOT WIDTH OF 50 FEET INSTEAD OF THE REQUIRED 55 FEET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

LOT SIZE 50 FEET X 200 FEET OWNER WISHES TO BUILD A 34 FOOT WIDE, TWO-STORY COLONIAL HOUSE, WITH A PORCH AND STAIRWAY IN THE MIDDLE OF THE HOUSE. TO HAVE 10 FOOT WIDE ROOMS ON BOTH SIDES OF PORCH, BUILDER NEEDS AN EXTRA THREE FEET (THE WIDTH OF THE HOUSE). APPLYING FOR A SIDE VARIANCE (ON THE SP) AT 332 NICHOLSON ROAD, BALTIMORE COUNTY, MARYLAND 21221.

Property is to be posted and advertised as prescribed by Zoning Regulations.

we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney's Telephone No. Legal Owner(s): (Type or Print Name) Signature Address City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of September 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of November, 1981, at 9:45 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE: N/S of Nicholson Rd., 1200' W of Mace Ave., 15th District WILLIAM COMOTTO, et ux, Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hession, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 30th day of October, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. William Comotto, 356 Nicholson Road, Baltimore, Maryland 21221, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. William Comotto 356 Nicholson Road Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of September, 1981.

William E. Hammond Zoning Commissioner

Petitioner William & Evelyn Comotto

Petitioner's Attorney Reviewed by: Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 3, 1981

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari Chairman

MEMBERS Bureau of Engineering Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration Industrial Development

Mr. & Mrs. William Comotto 356 Nicholson Road Baltimore, Maryland 21221

RE: Item No. 45 Petitioner - William & Evelyn Comotto Variance Petition

Dear Mr. & Mrs. Comotto:

The Zoning Plans Advisory Committee has reviewed the plan submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari Chairman Zoning Plans Advisory Committee

NBC:mch

Enclosures

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E. DIRECTOR

September 22, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

RE: Item #45 (1981-1982) Property Owner: William & Evelyn Comotto N/S Nicholson Rd. 1200' W. of Mace Ave. Acres: 50 x 200 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 68, Block "D" plat of "Back River Highlands", recorded W.P.C. 4, Folios 64 and 65.

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 45 (1981-1982).

Very truly yours,

Robert A. Morun, P.E., Chief Bureau of Public Services

RAM:EAM:PM 11:58

cc: Jack Wimbley

I-SW Key Sheet 6 & 7 NE 26 Pos. Sheets NE 2 G Topo 97 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211

NORMAN E. GERBER DIRECTOR

October 26, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #45, Zoning Advisory Committee Meeting, September 1, 1981, are as follows:

Property Owner: William and Evelyn Comotto Location: N/S Nicholson Road 1200' W. of Mace Avenue Acres: 50 X 200 District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley Planner III Current Planning and Development

JLW:rh

Baltimore County Department of Traffic Engineering TOWSON, MARYLAND 21204 (301) 494-3550

STEPHENE COLLINS DIRECTOR

September 24, 1981

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: ZAC Meeting of September 1, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 41 to 46.

Michael S. Flanigan Traffic Engineering Associate II

MSF:r1j

ORDER RECEIVED FOR FILING

DATE *November 10, 1981*
BY *Stella P. [Signature]*

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of November, 1981, that the herein Petition for Variance(s) to permit a lot width of fifty feet in lieu of the required fifty-five feet and a side yard setback of six feet in lieu of the required ten feet, for the expressed purpose of constructing a dwelling on Lot 68, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William and Evelyn Comotto

Location: N/S Nicholson Road 1200' W. of Mace Avenue

Item No.: 45 Zoning Agenda: Meeting of September 1, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning

Date: September 1, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item #33 - Exxon Corporation

Item #36 - William S. and Shelby J. Morgart

Item #37 - Baltimore Gas and Electric Co.

Item #38 - William F. and Susan B. Fritz

Item #40 - Joseph R. and Evelyn M. Dandy

Item #41 - Jack W. and Mary J. Eiseley

Item #43 - Castleman/Finkelstein Venture

Item #44 - Viola Gromek

Item #45 - William & Evelyn Comotto

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/rth



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

September 25, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #45 Zoning Advisory Committee Meeting, September 1, 1981
are as follows:

Property Owner: William and Evelyn Comotto

Location: N/S Nicholson Road 1200' W. of Mace Ave.

Existing Zoning: D.R. 5.5

Proposed Zoning: Variance to permit a side yard setback of 7' in lieu of the required 10' and to permit a lot width of 50' in lieu of the required 55'.
50 x 200
15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X B. A building permit shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: Variance calls for 7'0" site plan shows 6'0" - See Comment "E" above.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burman, Chief
Plans Review

CEB/rjt

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 27, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 1, 1981

RE: Item No: 41, 42, 43, 44, 45, 45
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance

LOCATION: North side of Nicholson Road, 1,200' West of Mace Avenue

DATE & TIME: Tuesday, November 10, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 6 feet instead of the required 10 feet and to permit a lot width of 50 feet instead of the required 55 feet.

The Zoning Regulation to Be excepted as follows:

Section 1B02.3C.1 - Minimum lot widths and side yard setback in D.R. 5.5 Zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of William Comotto, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 10, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 82-118-A
Building Permit Application
No. MR 42944
15th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

[Signature]
Evelyn Comotto

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond

Zoning Commissioner

TO: Norman E. Gerber, Director

FROM: Office of Planning and Zoning

SUBJECT: Petition No. 82-118-A Item 45

Petition for Variance
North side of Nicholson Road, 1,200' West of Mace Avenue
Petitioner - William Comotto, et ux

Fifteenth District

HEARING: Tuesday, November 10, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Series	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by:

Previous case:

Revised Plans:
Change in outline or description Yes No

Map #

Petition for Variance

15TH DISTRICT

ZONING: Petition for
Variance

LOCATION: North side
of Nicholson Road, 1,200'
West of Mace Avenue

DATE & TIME: Tues-
day, November 10, 1981 at
9:45 A.M.

PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesa-
peake Ave., Towson,
Maryland

The Zoning Commis-
sioner of Baltimore Coun-
ty, by authority of the
Zoning Act and Regula-
tions of Baltimore County,
will hold a public hearing:

Petition for Variance to
permit a side yard setback
of 6 feet instead of the re-
quired 10 feet and to per-
mit a lot width of 50 feet
instead of the required 55
feet.

The Zoning Regulation
to be excepted as follows:

Section 1802.3C.1 - Min-
imum lot width and side
yard setback in D.R. 6.5
Zone

All that parcel of land in
the Fifteenth District of
Baltimore County

Beginning at a point on
the north side of Nicholson
Road 1,200 feet west of
Mace Avenue and known
as lot 68 Block D of "Back-
river Highlands" and re-
corded among the land
records of Baltimore
County in Plat Book 4 Fol-
ios 64 and 65.

Being the property of
William Comotto, et ux, as
shown on plat plan filed
with the Zoning Depart-
ment.

Hearing Date: Tuesday,
November 10, 1981 at 9:45
A.M.

Public Hearing: Room
106, County Office Build-
ing, 111 W. Chesapeake
Avenue, Towson,
Maryland.

BY ORDER OF

William E. Hammond
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Oct 21 19 81

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 21st day of

Oct, 1981
Publisher.

PETITION FOR VARIANCE 15th DISTRICT

ZONING: Petition for Variance
LOCATION: North side of Nichol-
son Road, 1,200' West of Mace
Avenue

DATE & TIME: Tuesday, November
10, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Variance to permit a
side yard setback of 6 feet instead
of the required 10 feet and to per-
mit a lot width of 50 feet instead
of the required 55 feet.

The Zoning Regulation to be ex-
cepted as follows:
Section 1802.3C.1 - Minimum lot
width and side yard setback in
D.R. 6.5 Zone

All that parcel of land in the Fif-
teenth District of Baltimore County
Beginning at a point on the North
side of Nicholson Road 1,200 feet
West of Mace Avenue and known as
Lot 68 Block D of "Backriver High-
lands" and recorded among the
Land Records of Baltimore County
in Plat Book 4 Folios 64 & 65.

Being the property of William
Comotto, et ux, as shown on plat
plan filed with the Zoning Depart-
ment.

Hearing Date: Tuesday, Novem-
ber 10, 1981 at 9:45 A.M.

Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Oct. 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 22, 1981

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once in each~~
of ~~one time~~ successive weeks before the 10th
day of November, 1981, the ~~first~~ publication
appearing on the 22nd day of October
1981

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$_____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 7 day of Aug, 1981.

Filing Fee \$ 25.00 Received: ✓ Check

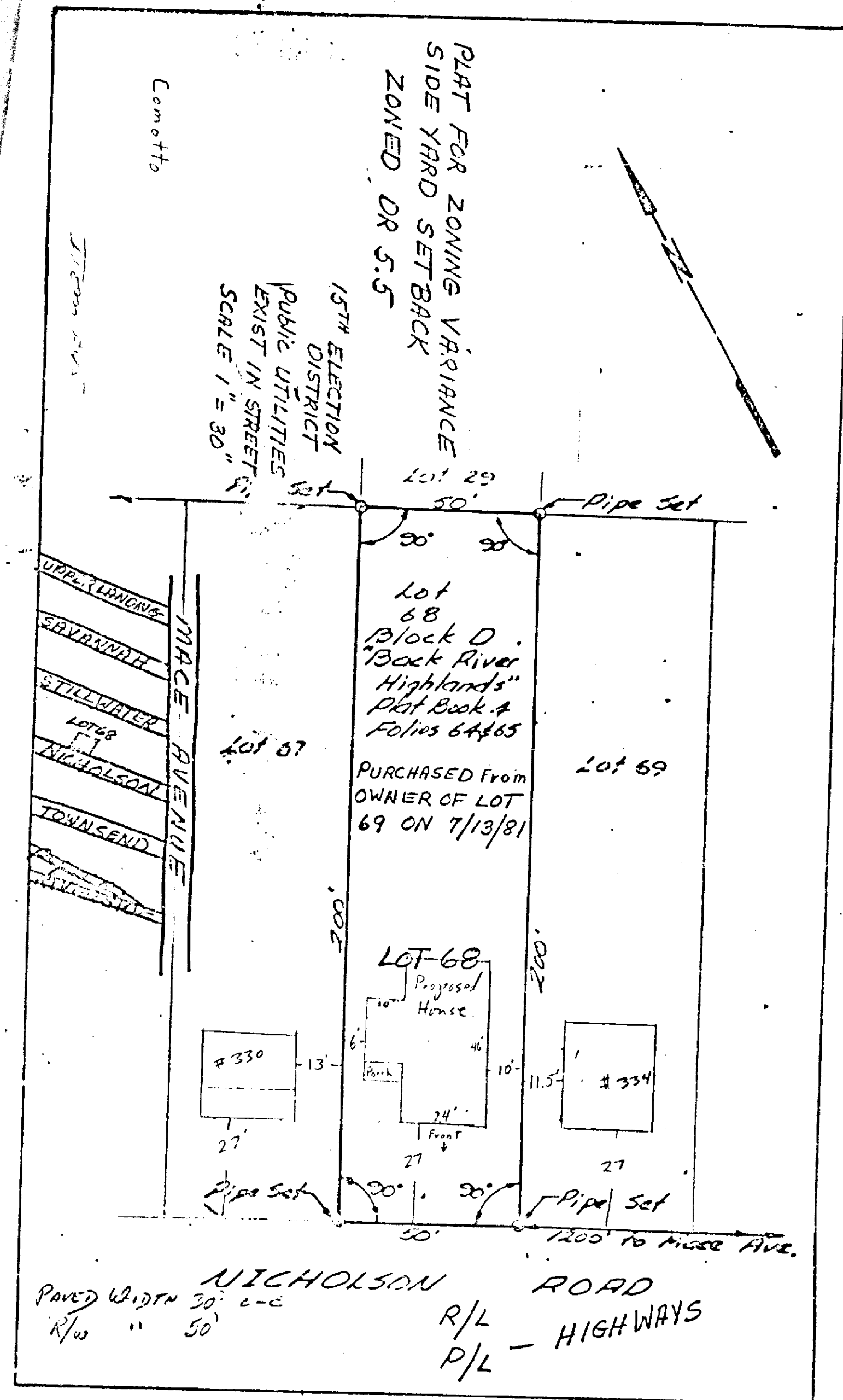
✓ Cash

✓ Other

Petitioner William E. Hammond Submitted by own

Petitioner's Attorney _____ Reviewed by own

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 101660

DATE 10/13/81 ACCOUNT 01-662

AMOUNT \$ 25.00

RECEIVED FROM: William J. Comotto

FOR: Filing Fee of Case #82-118-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 102610

DATE 11/9/81 ACCOUNT C1-662

AMOUNT \$44.50

RECEIVED FROM: William J. Comotto

FOR: Posting & Advertising of Case #82-118-A

VALIDATION OR SIGNATURE OF CASHIER

